

May 30, 2005

To: City of Las Vegas Planning Commission,

My name is Willie C. Tate Jr., and I am proposing to build a new duplex on my property located at 501 & 503 Jefferson Ave Las Vegas Nevada.

Presently there are two existing buildings on the property, one duplex and one triplex both buildings were existing when I purchased the property, these buildings were built in the late fifties and did conform to the setbacks of the time. The lots face Jefferson Ave.

existing building "A" has a two foot west side setback which does not meet current planning codes. Building "B" has a seven foot rear setback at the alley where twenty feet is required.

My proposed new duplex will meet all required setbacks.

The existing parking on the lot does meet the requirements for the existing and new buildings. A total of (12) parking spaces are required and (1) visitor space for a total of (13) spaces, which are provided.

I will be providing 15 feet of landscaping along Jefferson Ave and "E" street, with 8 foot of landscaping along the sides and rear, with interior landscaping throughout the lot. I feel my project with its landscaping will enhance the surrounding neighborhood and benefit our community.

EOT-23240
09-05-07 CC

Sincerely,



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